

ADDENDUM No. 1 to INVITATION FOR BIDS NO. 9PR-2005-101

**Oak Knoll
Oakland, California**

This Addendum provides for the following changes to the subject Invitation for Bids

FRONT COVER, INSIDE LEFT PAGE

The Seneca Center acreage is approximately 7.92 acres.

The Hospital square footage is approximately 450,000 sf.

EXCLUDED PARCELS, Page 3, Section 4

This paragraph is deleted in its entirety and the following is substituted therefore:

Three parcels of land, totaling approximately 14.64 acres, are located within the boundary of the original 183-acre Naval Medical Center Oakland site and are not included as part of the Sale Parcel. The Seneca Center parcel contains approximately 7.92 acres and the Sea West Coast Guard Federal Credit Union parcel contains approximately 1.27 acres. The City of Oakland parcel consists of approximately 5.45 acres. The Seneca Center parcel was conveyed in November 2001. The Sea West parcel was conveyed in May 2002. The City of Oakland parcel was conveyed on August 15, 2005. To view the recorded deed for the City of Oakland parcel visit the Property Disposal website at www.propertydisposal.gsa.gov. The location of these parcels is shown on Exhibit "A". Non-exclusive easements have been granted and recorded for access and utilities for Seneca and Sea West.

UTILITIES, Page 3, Section 6

The phone number for East Bay Mud regarding information on the Water, Sanitary and Storm Sewer is (510)287-1031.

ZONING AND REUSE PLAN Page 4, Section 5

The following name is added to the list of contacts at the City of Oakland, Community and Economic Development Agency:


Aliza Gallo
(510) 238-7405

PROPERTY DESCRIPTION

The following paragraph is added:

Existing License

Verizon Wireless holds a license to use approximately 2,780 square feet of land as a cellular telephone site. The site is located between Club Knoll and fence west of parking lot. The license will expire upon conveyance of the Property.


CLARK VAN EPPS


DATE

Director, Property Disposal Div.

Public Buildings Service



GSA Pacific Rim Region

AUG 29 2005

ADDENDUM No. 2 to INVITATION FOR BIDS NO. 9PR-2005-101

Oak Knoll

Oakland, California

This Addendum provides for the following changes to the subject Invitation for Bids

Potential bidders of the Oak Knoll property are hereby informed that as the result of the conveyance of approximately 5.45 acres at Oak Knoll by Quitclaim Deed from the Department of the Navy to the City of Oakland on August 15, 2005, the following is added to the Invitation for Bids (IFB) to reflect the inclusion of specific easements affecting the Sale Parcel.

EXHIBIT "C" to the IFB (Form of Quitclaim Deed for the Sale Parcel) is amended as follows:

1. The following language is inserted into Article II of the Quitclaim Deed as Paragraph "G" (Page 21 of IFB):

G. EMERGENCY ACCESS AND NON-IMPAIRMENT OF EXISTING DRAINAGE DITCH.

1 GRANTEE, for itself and its successors and assigns, hereby agrees that if the Oakland Fire Services Agency or other emergency services agency requires future access across the portion of Barcelona Street falling within the Property or any road or street within 200 yards of the area currently designated as Barcelona Street on the plat map attached as Exhibit "C" hereto for emergency services only, then GRANTEE will grant such future emergency access across the Property.

2 GRANTEE acknowledges the presence of a storm drainage ditch on the Southeasterly corner of the Property along Barcelona Street that conducts surface drainage onto the Property from the adjacent parcel identified as Assessor Parcel Number 043A-4712-1. GRANTEE covenants on behalf of itself and its successors and assigns that it will not fill or otherwise impair the drainage utility of this ditch without providing an appropriate substitute.

2. Article IV of the Quitclaim Deed (see Page 21 of the IFB) is amended by adding the following language: "C. Exhibit "C" Plat showing Emergency Access Routes"

3. Article II, Sub-paragraph F(4)(B), of the Quitclaim Deed (see Page 21 of the IFB) is relabeled as sub-paragraph 5 under Paragraph "F".

CLARK VAN EPPS

Director, Property Disposal Division
Public Building Services

8/29/05

DATE